



**MINUTES OF  
ORANGE COUNTY CODE ENFORCEMENT BOARD  
November 20, 2019**

**CALL TO ORDER:**

The meeting was called to order by Teska T. Dillard, Chairman, at 10:02 a.m. Quorum met.

◆ **ROLL CALL:**

**Members Present:**

Teska T. Dillard  
Maurice L. Pearson  
Scott A. Hampton  
Edward S. Johnson

**Members Absent:**

Phillip C. Hollis  
Jany Perez  
Frederick Mellin

**Others Present:**

Adolphus Thompson, Assistant County Attorney  
Daniel Mantzaris, Counselor to the Code Enforcement Board  
Bradley Campbell, Assistant Manager, Code Enforcement Division  
Megan Marshall, Senior CEO, East Enforcement District, Code Enforcement Division  
Teresa Jones, Senior CEO, West Enforcement District, Code Enforcement Division  
Karen Bourgeois, Recording Secretary  
Maritza Del Valle, Recording Secretary  
Deborah Jenkins, Recording Secretary

◆ **MINUTES OF PREVIOUS MEETING:**

Minutes of October 16, 2019 were approved as published.  
Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

◆ **REMARKS OF THE CHAIRMAN:**

Chairman Teska Dillard informed Respondents present that the meeting would begin late due to lack of quorum at 9:00 a.m.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-412530H      Jeannot Pierre  
14215 Rensselaer Road**

**Summary:** November 20, 2019 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Jeannot Pierre, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-412678Z      Brandi N. Sansone  
20224 Marlin Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Brandi N. Sansone, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-412933H      Josephine A. Mason & William J. Mason  
2527 Abalone Boulevard**

**Summary:** November 20, 2019 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, William J. Mason was present and sworn in.

**Order:** The Respondents, Josephine A. Mason & William J. Mason, shall correct the violation on or before May 18, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-413797ONSS      AUTOZONE INC DEPT 8088  
3351 Conway Road**

**Summary:** November 20, 2019 CEB Meeting: Inspector Bulinski was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Wesley Lopez was present and sworn in.

**Order:** The Respondent, AUTOZONE INC DEPT 8088, shall correct the violation on or before February 18, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**  
**New Cases: 9:00 a.m.**

**CEB-2020-414477Z      ALBERT W. WOODARD III & Lisa J. Pugh**  
**4617 Gatlin Oaks Lane**

**Summary:** November 20, 2019 CEB Meeting: Inspector Bulinski was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, ALBERT W. WOODARD III & Lisa J. Pugh, shall correct the violation on or before December 5, 2019 and refrain from repeating the violation thereafter. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$300.00 for each day the violation is repeated after December 5, 2019. The fine shall accrue from the date the violation is repeated until the date it is corrected as observed and documented by the Code Enforcement Officer. **Furthermore, the Respondents will pay a fine of \$750.00 for the repeat violation.** The Respondents are further ordered to contact the Code Enforcement Officer bringing this violation to arrange for an inspection of the property to verify compliance with this Order. **The Board finds this violation constitutes a repeat violation.**

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-413634H      4629 LAND TRUST**  
**4629 Spottswood Drive**

**Summary:** November 20, 2019 CEB Meeting: Inspector Bulinski was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, 4629 LAND TRUST, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-398371Z      Cesar David Giraldo & Maritza Rojas**  
**1927 S. Econlockhatchee Trail**

**Summary:** November 20, 2019 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent, Cesar David Giraldo was present and sworn in.

**Order:** The Respondents, Cesar David Giraldo & Maritza Rojas, shall correct the violation on or before August 16, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-413335Z      Rene Plasencia  
3271 S. Chickasaw Trail**

**Summary:** November 20, 2019 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Rene Plasencia is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-410749Z      Dolores F. Casas  
4050 Redditt Road**

**Summary:** November 20, 2019 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent, Dolores F. Casas was present and sworn in.

**Order:** The Respondent, Dolores F. Casas, shall correct the violation on or before November 20, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Johnson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2020-402350H      Larry A. Ashley & Judith A. Ashley  
7006 Stockholm Way**

**Summary:** November 20, 2019 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent, Larry A. Ashley & Witness for Respondents, Jennifer Martin were present and sworn in.

**Order:** The Respondents, Larry A. Ashley & Judith A. Ashley, shall correct the violation on or before May 18, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$100.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2020-414891Z      Stephen D. Gomez & Kettely Gomez  
7924 Toledo Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, Stephen D. Gomez & Kettely Gomez, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-413210H      Diana Sweeney  
18115 Cedarhurst Road**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Diana Sweeney was present and sworn in.

**Order:** The Respondent, Diana Sweeney, shall correct the violation on or before November 14, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-414151H      E. FOROUZI TRUST  
18402 15th Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Jalil Forouzi was present and sworn in.

**Order:** The Respondent, E. FOROUZI TRUST, shall correct the violation on or before May 18, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-413793H      ANDRES OSPINA RIVERA LLC  
3216 Tennessee Terrace**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Andres Ospina was present and sworn in.

**Order:** The Respondent, ANDRES OSPINA RIVERA LLC, shall correct the violation on or before November 20, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-412953H      Maria Del Carmen Tellez  
7219 Dominion Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witnesses for Respondent, Carlos Tellez & Mariam Castaneda were present and sworn in.

**Order:** The Respondent, Maria Del Carmen Tellez, shall correct the violation on or before November 20, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-411851H      BARN STUDIO LLC  
8336 Quisqualis Drive**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witnesses for Respondent, Leonardo Heymann & Diana Heymann were present and sworn in.

**Order:** The Respondent, BARN STUDIO LLC, shall correct the violation on or before November 20, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-413754Z      Gloria Goodman  
940 St. Catherine Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Chester Chalk was present and sworn in.

**Order:** The Respondent, Gloria Goodman, shall correct the violation on or before March 19, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-413831H Donna Green  
9531 5th Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Donna Green & Witness for Respondent, Ronnie Green were present and sworn in.

**Order:** The Respondent, Donna Green, shall correct the violation on or before November 20, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$100.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:** Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2020-416510Z Carlos Blanco  
5817 Queen Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Carlos Blanco is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:** Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2020-416932Z Tito I. Galdamez & Jacqueline Ortiz  
6660 Gunnell Court**

**Summary:** November 20, 2019 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, Tito I. Galdamez & Jacqueline Ortiz, shall correct the violation on or before December 5, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-410748Z 2828 COLLINGSWOOD DRIVE LLC  
8201 Benrus Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent's Attorney, Chip Moody was present and sworn in.

**Order:** The Respondent, 2828 COLLINGSWOOD DRIVE LLC, shall correct the violation on or before February 18, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$200.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2020-414053H      Luis R. Nieves-Colon & Alba N. Delgado Rodriguez**  
**843 Sky Lake Circle, Unit B**

**Summary:** November 20, 2019 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, Luis R. Nieves-Colon & Alba N. Delgado Rodriguez, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-415450Z      ARCP FD 2014 SLB PORTFOLIO III LLC**  
**104 W. Wetherbee Road**

**Summary:** November 20, 2019 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, ARCP FD 2014 SLB PORTFOLIO III LLC, shall correct the violation on or before December 5, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**Requests for Reduction of Fine and Other Business: 9:00 a.m.**

**CEB-2015-271363H      James Arrajj Jr. & Brandy Arrajj**  
**2729 Hunt Club Lane**

**Summary:** November 20, 2019 CEB Meeting: The Respondents submitted a written request for a reduction of the accrued fine. Upon review of this request, the County recommended the fine be reduced to \$1,500.00, to be paid within 30 days or the fine would revert to its original amount. The Respondent, James Arrajj was present and sworn in.

**Order:** The existing fine of \$148,650.00 is reduced to \$100.00 to be paid to Orange County on or before December 5, 2019. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$148,650.00.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.



**East Enforcement District**

**Requests for Reduction of Fine and Other Business: 9:00 a.m.**

**CEB-2019-403838Z      Dean Fogg & Margaret Fogg  
20233 Macon Parkway**

Summary:                November 20, 2019 CEB Meeting: The Respondents submitted a written request for an extension of the Board Ordered Compliance Date. The Respondent, Dean Fogg was present and sworn in.

Order:                    The Respondents' request is denied by the Code Enforcement Board.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2016-285443H      Jose R. Vergara  
3923 Valencia Grove Lane**

Summary:                November 20, 2019 CEB Meeting: The Respondent submitted a written request for a reduction of the accrued fine. Upon review of this request, the County recommended the fine be reduced to \$1,000.00, to be paid within 30 days or the fine would revert to its original amount. The Respondent was not present.

Order:                    The existing fine of \$155,250.00 is reduced to \$1,000.00 to be paid to Orange County on or before December 20, 2019. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$155,250.00.

Motion:                  Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2018-367383Z      FLORIDA REAL ESTATE INVESTMENTS AND HOLDINGS LLC  
1640 Salem Road**

Summary:                November 20, 2019 CEB Meeting: The County requested a continuance to the March 18, 2020 Code Enforcement Board Hearing. The Respondent's Attorney, Dan Langley was present.

Order:                    Case continued to the March 18, 2020 Code Enforcement Board Hearing.

Motion:                  Motion by Mr. Johnson, second by Mr. Hampton. Motion carried unanimously.

**East Enforcement District**

**Foreclosure Consent Authorization Items: 9:00 a.m.**

**CEB-2019-389323H      Naziah Riaz  
810 Longleaf Pine Court**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Naziah Riaz, due to the unpaid lien filed more than three months ago.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**East Enforcement District**  
**Foreclosure Consent Authorization Items: 9:00 a.m.**

**CEB-2018-352123H      Paulette A. Hansley**  
**6935 Castillo Court**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Paulette A. Hansley, due to the unpaid lien filed more than three months ago.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-355884H      Paul B. Combee**  
**7825 Georgeann Street**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Paul B. Combee, due to the unpaid lien filed more than three months ago.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-380643Z      Charles J. Valle & Debra A. Valle**  
**1255 Shoshanna Drive**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Charles J. Valle & Debra A. Valle, due to the unpaid lien filed more than three months ago.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2019-387465H      Alvaro Gutierrez Triana & Martha Devia**  
**19 N. Oxalis Drive**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Alvaro Gutierrez Triana & Martha Devia, due to the unpaid lien filed more than three months ago.

Motion:                  Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**East Enforcement District**

**Foreclosure Consent Authorization Items: 9:00 a.m.**

**CEB-2019-392663Z      Scott Alan Mobray  
1509 Selma Avenue**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                   The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Scott Alan Mobray, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-364723H      James N. Ong  
5307 Brosche Road**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                   The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, James N. Ong, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2019-388943H      Jason Colon  
12746 Idaho Woods Lane**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                   The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Jason Colon, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**West Enforcement District**

**New Cases: 1:00 p.m.**

**CEB-2020-411003Z      Hayne Smith & Maria E. Smith  
345 Dover Street**

Summary:                November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order:                   The Respondents, Hayne Smith & Maria E. Smith, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

Motion:                 Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**West Enforcement District**  
**New Cases: 1:00 p.m.**

**CEB-2020-410736Z      Janice Randall**  
**4662 America Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Janice Randall, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-410737Z      Janice Randall**  
**4668 America Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Janice Randall, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-410832H      Ricardo Tirado & Yaritza Tirado-Marquez**  
**5686 Grand Canyon Drive**

**Summary:** November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondent, Yaritza Tirado-Marquez was present and sworn in.

**Order:** Case is continued to the January 15, 2020 Code Enforcement Board Hearing.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-410734Z      Erma J. Hollinger**  
**850 Willie Mays Parkway**

**Summary:** November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondent, Erma J. Hollinger was present and sworn in.

**Order:** The Respondent, Erma J. Hollinger, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$50.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**West Enforcement District**  
**New Cases: 1:00 p.m.**

**CEB-2020-410735Z     Synthia L. Jackson**  
**855 Willie Mays Parkway**

**Summary:** November 20, 2019 CEB Meeting: Inspector Collier was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Synthia L. Jackson, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-414196Z     Didier LeBlanc & Vanessa LeBlanc**  
**1307 Surf Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector Ortiz was sworn in and testified as set forth in the Statement of Violation. The Respondent, Vanessa LeBlanc & Witness for Respondents, Augustine S. LeBlanc were present and sworn in.

**Order:** The Respondents, Didier LeBlanc & Vanessa LeBlanc, shall correct the violation on or before May 18, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-412152Z     James E. Griffin**  
**11 E. Ella J. Gilmore Street**

**Summary:** November 20, 2019 CEB Meeting: Inspector Tavel was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, James E. Griffin, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2020-410995Z     MILDRED SINGLETON ESTATE**  
**1713 Clara Ward Avenue**

**Summary:** November 20, 2019 CEB Meeting: Inspector Tavel was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, MILDRED SINGLETON ESTATE, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**West Enforcement District**  
**New Cases: 1:00 p.m.**

**CEB-2020-410518Z      Mario Ramirez Morales & Gloria Roblero**  
**1744 Old Apopka Road**

Summary: November 20, 2019 CEB Meeting: Inspector Tavel was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order: The Respondents, Mario Ramirez Morales & Gloria Roblero, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Mr. Johnson, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-410250Z      Jesus Barragan Zaragoza & Irma Herrera & Lisa Adriana Mata**  
**411 Jillson Street**

Summary: November 20, 2019 CEB Meeting: Inspector Tavel was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order: The Respondents, Jesus Barragan Zaragoza & Irma Herrera & Lisa Adriana Mata, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-409490H      Shamonica N. Lewis**  
**45 E. 13th Street**

Summary: November 20, 2019 CEB Meeting: Inspector Tavel was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

Order: The Respondent, Shamonica N. Lewis, shall correct the violation on or before December 20, 2019. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Mr. Pearson, second by Mr. Johnson. Motion carried unanimously.

**CEB-2020-413834Z      Edward J. Woods & Dafina Woods**  
**3318 Washington Street**

Summary: November 20, 2019 CEB Meeting: Inspector Young was sworn in and testified as set forth in the Statement of Violation. The Respondents, Edward J. Woods & Dafina Woods were present and sworn in.

Order: The Respondents, Edward J. Woods & Dafina Woods, shall correct the violation on or before February 18, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$100.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**West Enforcement District**  
**New Cases: 1:00 p.m.**

**CEB-2020-413940Z      Michael B. Smith & Patricia P. Smith**  
**5202 McDonald Road**

**Summary:**                      November 20, 2019 CEB Meeting: Inspector Young was sworn in and testified as set forth in the Statement of Violation. The Respondent, Michael B. Smith was present and sworn in.

**Order:**                        The Respondents, Michael B. Smith & Patricia P. Smith, shall correct the violation on or before May 18, 2020. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$100.00 for each day the violation continues past the above stated compliance date.

**Motion:**                      Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2020-415191H      LIBEMA PROPERTIES LLC**  
**677 Head Avenue**

**Summary:**                      November 20, 2019 CEB Meeting: Inspector Young was sworn in and testified as set forth in the Statement of Violation. The Respondent, Frantzdy Libema was present and sworn in.

**Order:**                        The Respondent, LIBEMA PROPERTIES LLC, shall correct the violation on or before March 19, 2020. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:**                      Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**West Enforcement District**  
**Requests for Reduction of Fine and Other Business: 1:00 p.m.**

**CEB-2014-222003Z      Richard G. Hochman**  
**5711 Westview Drive**

**Summary:**                      November 20, 2019 CEB Meeting: The Respondent submitted a written request for a reduction of the accrued fine. Upon review of this request, the County recommended the fine be reduced to \$1,000.00, to be paid within 30 days or the fine would revert to its original amount. The Respondent was not present.

**Order:**                        The existing fine of \$254,700.00 is reduced to \$1,000.00 to be paid to Orange County on or before December 20, 2019. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$254,700.00.

**Motion:**                      Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**West Enforcement District**

**Requests for Reduction of Fine and Other Business: 1:00 p.m.**

**CEB-2019-405030H      Vishnu Heeraman & Indra Heeraman  
114 S. Pine Hills Road**

Summary: November 20, 2019 CEB Meeting: The Respondents' submitted a written request for a hearing challenging the imposition of the fine and resulting lien. The Respondents, Vishnu Heeraman & Raj Hiralal were present and sworn in.

Order: Case is continued to the December 18, 2019 Code Enforcement Board Hearing.

Motion: Motion by Mr. Hampton, second by Mr. Johnson. Motion carried unanimously.

**CEB-2015-254763H      JW PROPERTY WORKS LLC  
5180 Journal Avenue**

Summary: November 20, 2019 CEB Meeting: The Respondent submitted a request for a reduction of the accrued fine. Upon review of this request, the County recommended the fine be rescinded. The Respondent was not present.

Order: The existing fine of \$287,000.00 is hereby rescinded and the lien released.

Motion: Motion by Mr. Johnson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2019-403862H      AVAIL 1 LLC  
340 W. Ella J. Gilmore Street**

Summary: November 20, 2019 CEB Meeting: The Respondent's Attorney submitted a written request for an extension of the Board Ordered Compliance Date. The Respondent was not present. Attorney for Respondent, Nicole Kahl was present.

Order: Attorney's request is denied by the Code Enforcement Board.

Motion: Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**West Enforcement District**

**Foreclosure Consent Authorization Items: 1:00 p.m.**

**CEB-2018-368823Z      A SONG INC  
2312 Morrison Boulevard**

Summary: November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, A SONG INC, due to the unpaid lien filed more than three months ago.

Motion: Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.



**West Enforcement District**

**Foreclosure Consent Authorization Items: 1:00 p.m.**

**CEB-2018-389123H      Ella B. Henderson  
14855 Coscester Street**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Ella B. Henderson, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-353064H      James M. Sigrist  
1312 Surf Avenue**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, James M. Sigrist, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-388988Z      WAFFLARD FAMILY TRUST  
807 Myrtle Avenue**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Eric Mashburn was present and sworn in.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, WAFFLARD FAMILY TRUST, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Hampton, second by Mr. Pearson. Motion carried unanimously.

**CEB-2018-370543Z      Stephen C. Talbert & DEUTSCHE BANK TRUST CO AMERICAS  
5775 Lakeville Road**

Summary:                November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Stephen C. Talbert & DEUTSCHE BANK TRUST CO AMERICAS, due to the unpaid lien filed more than three months ago.

Motion:                 Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**West Enforcement District****Foreclosure Consent Authorization Items: 1:00 p.m.**

**CEB-2019-391627H**      **Byron Billings**  
**10035 Schiller Avenue**

Summary: November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Byron Billings, due to the unpaid lien filed more than three months ago.

Motion: Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2018-368703H**      **Douglas Lee Irwin & Jan Vincent Irwin**  
**1314 Foxtree Trail**

Summary: November 20, 2019 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Jan Vincent Irwin was present and sworn in.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Douglas Lee Irwin & Jan Vincent Irwin, due to the unpaid lien filed more than three months ago.

Motion: Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**CEB-2019-390586H**      **Jose F. Alcantara**  
**421 Apopka Hills Circle**

Summary: November 20, 2019 CEB Meeting The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Jose F. Alcantara, due to the unpaid lien filed more than three months ago.

Motion: Motion by Mr. Pearson, second by Mr. Hampton. Motion carried unanimously.

**Cases Withdrawn/Administratively Withdrawn:**

<b>CEB-2020-410590Z</b>	<b>17502 E. Colonial Drive</b>	<b>LONG KONG PROPERTIES</b>	<b>Alleyne</b>
<b>CEB-2020-405977Z</b>	<b>3245 Lake Twylo Road</b>	<b>INVESTMENTS LLC</b>	
<b>CEB-2020-413572Z</b>	<b>4414 Massachusetts Street</b>	<b>Victor M. Mejias</b>	<b>Alleyne</b>
<b>CEB-2020-405672H</b>	<b>8714 Havasu Drive</b>	<b>Thanh P.P. Mejias</b>	
<b>CEB-2020-412711Z</b>	<b>10635 Nadia Avenue</b>	<b>TRIDENT REAL ESTATE</b>	<b>Bulinski</b>
<b>CEB-2020-413757H</b>	<b>940 St. Catherine Avenue</b>	<b>INVESTMENTS LLC</b>	
<b>CEB-2020-413870Z</b>	<b>5824 Chipola Circle</b>	<b>Lowell A. Shim</b>	<b>Martin</b>
<b>CEB-2020-413638Z</b>	<b>12846 Forestedge Circle</b>	<b>Lincoln A. Shim</b>	
<b>CEB-2020-414052H</b>	<b>1911 Sue Ann Street</b>	<b>Raymond E. Lord &amp;</b>	<b>McSwain</b>
<b>CEB-2018-370863H</b>	<b>14902 Faversham Circle</b>	<b>Laura Lord &amp; Mary M. Lord</b>	
		<b>Gloria Goodman</b>	<b>McSwain</b>
		<b>Jon M. Tanner</b>	<b>Odom</b>
		<b>James Boggs &amp; Frances Boggs</b>	<b>Rodriguez</b>
		<b>Gary L. Morales</b>	<b>Rodriguez</b>
		<b>Ernesto Silen Rodriguez &amp;</b>	<b>Alleyne</b>
		<b>Joanne M. Silen Gallo &amp;</b>	
		<b>Esther M. Gallo</b>	

**Cases Withdrawn/Administratively Withdrawn:**

CEB-2020-414452H	3401 Paris Place	Mahase Ramnauth & Kunghihari Ramkissoon	Rambaram
CEB-2020-409490H	209 E. 17 <sup>th</sup> Street	Lula Bell Harris	Tavel

**Cases In Compliance Before Hearing:**

CEB-2020-412251Z	1126 St. Catherine Avenue	HOWARD THOMAS III	Alleyne
CEB-2020-412750Z	4334 Suntree Boulevard	Jennifer Logan	Alleyne
CEB-2020-414634H	7170 Citrus Avenue	WELLS FARGO BNK N A	Foote
CEB-2020-416095H	7942 Shoals Drive	WATERSIDE APARTMENT VENTURES LLC	Odom
CEB-2020-415111Z	1503 Sawyerwood Avenue	Patrick Weaver & Tammy Weaver	Odom
CEB-2020-410774Z	210 S. Aurora Drive	Julio Cesar Lopez & Jose Zamora	Collier
CEB-2020-411630H	1719 Thor Avenue	Alicia Rodriguez	Tavel
CEB-2020-410731Z	1719 Thor Avenue	Alicia Rodriguez	Tavel
CEB-2020-411211Z	1813 Thor Avenue	Sarah M. Dusablon	Tavel
CEB-2020-411631H	1813 Thor Avenue	Sarah M. Dusablon	Tavel
CEB-2020-415410Z	4712 Sloewood Drive	Samuel S. Sadler III	Young
CEB-2020-413940Z	5297 Hondo Way	Anastasia Stephenson & Karen Champlin	Young
CEB-2020-413933Z	6924 Holly Creek Road	Tomas Perez	Young

- **DATE OF NEXT MEETING:**

December 18, 2019 at 9:00 a.m. in the County Commission Chambers located at: 201 S. Rosalind Ave., Orlando.

- **ADJOURNMENT:**

The meeting was adjourned by Chairman Teska T. Dillard at 3:05 p.m.

ATTEST:

  
\_\_\_\_\_  
Recording Secretary/Assistant

  
\_\_\_\_\_  
Chairman/Vice-Chairman

**NOTE:** This document may not include all details of the events taking place at this hearing. For full details, video-recorded documentation is available.